

ORIGINAL



TRV

2017038450

5 PGS

Zoning Case No. C14-2016-0119

STREET DEED

STATE OF TEXAS

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§
§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That Peter Pham Phuong, an individual, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-1088, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

Being 1,449 square feet of land, out of Lots 1 and 2, Block A, Replat of Howard Subdivision recorded on Document Number 201600119, Official Public Records, Travis County, Texas, same being that certain Peter Pham and Ha Vu tract recorded in Document Number 2012089922, Official Public Records, Travis County, Texas, said 1,449 square feet of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, do hereby bind themselves, their executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor have caused this instrument to be executed on the 28 day of February, 2017.

20170302-049

GRANTOR:

Peter Pham Phuong, an individual

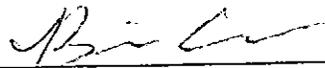
By: 
Peter Pham Phuong

THE STATE OF TEXAS

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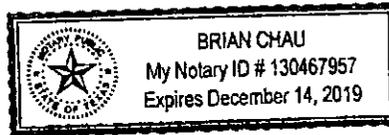
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 28 day of February, 2017
by Peter Pham Phuong.

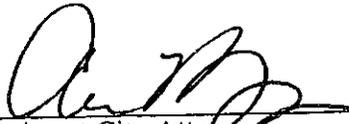


Notary Public, State of Texas

Address of Grantor:
14940 Arrowhead Drive
Leander, Texas 78641



APPROVED AS TO FORM:



Assistant City Attorney
City of Austin

FILE#
EXHIBIT "A"

1,449 SQUARE FOOT
RIGHT-OF-WAY DEDICATION

BEING 1,449 SQUARE FEET OF LAND, OUT OF LOTS 1 AND 2, BLOCK A, REPLAT OF HOWARD SUBDIVISION RECORDED IN DOCUMENT NUMBER 201600119, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN PETER PHAM AND HA VU TRACT RECORDED IN DOCUMENT NUMBER 2012089922, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1,449 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING at an iron rod found in the southerly right-of-way line of E Howard Lane, at the northeast corner of that certain Austin IR Tacoma, LP 8.39 acre tract recorded in Document Number 2015023241, Official Public Records, said county, same being the northwest corner of said Lot 1, for the northwest corner hereof;

THENCE South 69 degrees 55 minutes 18 seconds East, along said right-of-way line and the northerly line of said Lots 1 and 2, 289.80 feet to an iron rod found in said line, at the northwest corner of that certain Art Collection, Inc. 3.553 acre tract recorded in Document Number 2003229900, Official Public Records, said county, same being the northeast corner of said Lot 2, for the northeast corner hereof;

THENCE South 19 degrees 30 minutes 30 seconds West, along the common line of said 3.553 acre tract and said lot 2, 5.00 feet to an iron rod set in said line, of the southeast corner hereof;

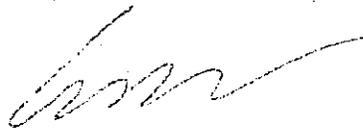
THENCE North 69 degrees 55 minutes 18 seconds West, through said Lots 1 and 2, 289.82 feet to an iron rod set in the easterly line of said 8.39 acre tract, same being in the westerly line of said Lot 1, for the southwest corner hereof;

THENCE North 19 degrees 40 minutes 50 seconds East, along the common line of said 8.39 acre tract and said Lot 1, 5.00 feet to the POINT OF BEGINNING.

WITNESS MY HAND THIS (RIGHT-OF-WAY DEDICATION)

I, Edward Rumsey, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all protrusions and encroachments into the easement area are accounted for including but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.

Witness my hand and seal this, 10 day of February, 2017.



EDWARD C. RUMSEY, TX. RPLS #5729
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
PROP. I.D.#'S 875066-875067
JOB # A0119517
PAGE 1 OF 2



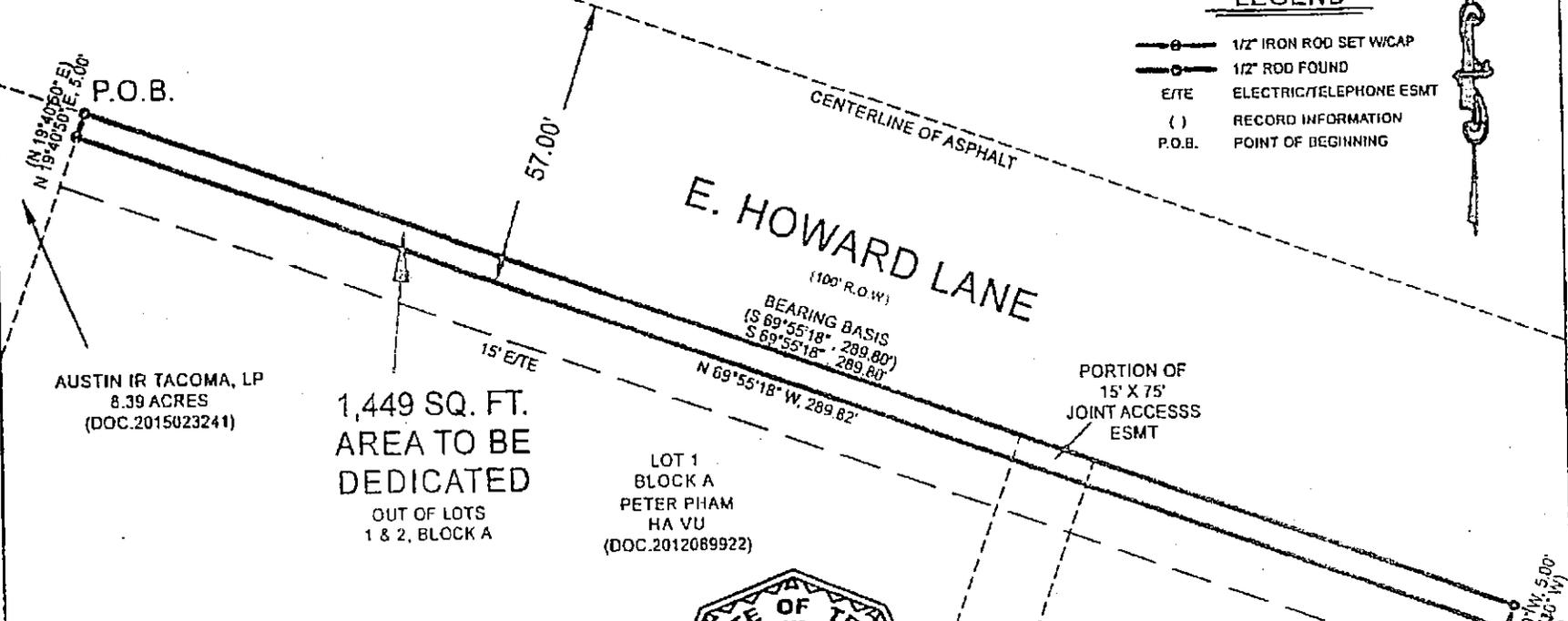
EXHIBIT A

1,449 SQ. FT. RIGHT-OF-WAY DEDICATION

SCALE 1"=30'

LEGEND

-  1/2" IRON ROD SET W/CAP
-  1/2" ROD FOUND
-  E/TE ELECTRIC/TELEPHONE ESMT
-  () RECORD INFORMATION
-  P.O.B. POINT OF BEGINNING



AUSTIN IR TACOMA, LP
8.39 ACRES
(DOC.2015023241)

1,449 SQ. FT.
AREA TO BE
DEDICATED
OUT OF LOTS
1 & 2, BLOCK A

LOT 1
BLOCK A
PETER PHAM
HA VU
(DOC.2012089922)

PORTION OF
15' X 75'
JOINT ACCESS
ESMT

LOT 2
BLOCK A
PETER PHAM
HA VU
(DOC.2012089922)

ART COLLECTION INC.
3.553 ACRES
(DOC.2003228900)



Edward C. Rumsey

EDWARD C. RUMSEY, TX RPLS # 5729 DATE: 02/10/2017

SURVEY DATE	FEBRUARY 10, 2017	
JOB NO.	A0119517	
CALC. BY	EDWARD RUMSEY	02/10/2017
DRAWN BY	DAMIAN SMITH	02/10/2017
RPLS CHECK	EDWARD RUMSEY	02/10/2017

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIR# NO. 10135000

LEGAL DESCRIPTION:
BEING 1,449 SQUARE FEET OF LAND, OUT OF LOTS 1 AND 2, BLOCK A, REPLAT OF HOWARD SUBDIVISION RECORDED IN DOCUMENT NUMBER 201600119, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN PETER PHAM AND HA VU TRACT RECORDED IN DOCUMENT NUMBER 2012089922, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1,449 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO.

AFTER RECORDING RETURN TO:
City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Michele Thompson, Paralegal

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Mar 09, 2017 09:17 AM 2017038450

ESPINOZAC: \$42.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS